

IN RE: PETITIONS FOR VARIANCE  
N/S Merritt Blvd., 1020' & 1070'  
SW of the c/l of Meadow Lane  
(1946 & 1948 Merritt Boulevard)  
12th Election District  
7th Councilmanic District  
  
Beverly Karras  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case Nos. 96-406-A & 96-407-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as combined Petitions for Variance for adjoining property known as 1946 and 1948 Merritt Boulevard, located in the vicinity of Stansbury Road in Dundalk. The Petitions were filed by the owner of the property, Beverly Karras, and the Contract Purchaser of the property at 1948 Merritt Boulevard, Shelley Ruth. In both cases, the Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve the property as an undersized lot, pursuant to Section 304 of the B.C.Z.R. However, in Case No. 96-406-A, the relief is sought for existing improvements at 1946 Merritt Boulevard, whereas, in Case No. 96-407-A, relief is sought for the proposed development of the property known as 1948 Merritt Boulevard with a single family dwelling. Both properties and the relief requested are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Beverly Karras, legal owner of both properties, and Jerry and Shelley Ruth, Contract Purchasers of the property known as 1948 Merritt Boulevard. There were no Protestants present.

ORDER RECEIVED FOR FILING  
Date 6/3/96  
By ABP

MICROFILMED

Testimony and evidence offered revealed that the property known as 1946 Merritt Boulevard consists of .19 acres, more or less, (or 8,049 sq.ft.), zoned D.R. 5.5, and is improved with a single family dwelling which has existed on the property since 1946. The property known as 1948 Merritt Boulevard consists of an equal amount of land and is presently unimproved. The Contract Purchasers are desirous of developing that lot with a single family dwelling; however, in order to do so, Ms. Karras must legitimize the existing improvements at 1946 Merritt Boulevard and obtain the variance relief as set forth above in order to develop the unimproved property at 1948 Merritt Boulevard. Testimony revealed that the properties are located in an older subdivision which was laid out many years ago and that most of the lots are 50 feet wide. In fact, Ms. Karras has resided on her property since 1946 when her house was built. Testimony and evidence offered demonstrated that her home meets all side, front and rear setback requirements by today's standards; however, does not meet the 55-foot lot width required. Likewise, the adjoining lot does not meet the 55-foot lot width requirement and in order to develop the property as proposed, the requested variances are necessary. Mr. & Mrs. Jerry Ruth testified that the dwelling they propose to construct will meet all side, front and rear setback requirements, but will need a variance as to lot width requirements.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

COPIES RECEIVED FOR FILING  
Date 11/3/76  
By [Signature]

2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28  
(1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the relief requested is not granted. It has been demonstrated that both lots were established prior to the effective date of the zoning regulations which prohibited a lot width of less than 55 feet and that strict compliance with the zoning regulations would unduly restrict development of the vacant lot. In addition, the proposed dwelling will meet all setback requirements. In the opinion of this Deputy Zoning Commissioner, the relief requested will not be detrimental to the health, safety or general welfare of the surrounding locale, and meets the spirit and intent of the B.C.Z.R.

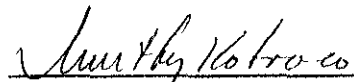
Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3<sup>rd</sup> day of June, 1996 that the Petition for Variance filed in Case No. 96-406-A seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot, pursuant to Section 304 of the B.C.Z.R., for the existing

dwelling at 1946 Merritt Boulevard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 96-407-A seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot, pursuant to Section 304 of the B.C.Z.R., for the proposed development of the property at 1948 Merritt Boulevard with a single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed dwelling at 1948 Merritt Boulevard must meet all side, front and rear setback requirements.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 6/13/96  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 3, 1996

Ms. Beverly Karras  
1946 Merritt Boulevard  
Baltimore, Maryland 21222

RE: PETITIONS FOR VARIANCE  
N/S Merritt Blvd., 1020' & 1070' SW of the c/l of Meadow Lane  
(1946 & 1948 Merritt Boulevard)  
12th Election District - 7th Councilmanic District  
Beverly Karras - Petitioner  
Case Nos. 96-406-A & 96-407-A

Dear Ms. Karras:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Jerry Ruth  
8812 Hinton Avenue, Baltimore, Md. 21219

People's Counsel

File

MICROFILMED





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

96-406-A

1946 MERRITT BLVD

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 OF B.C.Z.R. TO PERMIT A FRONT LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET

& TO APPROVE AN UNDERSIZED LOT PURSUANT SECTION 304 AS DETERMINED BY THE ZONING COMMISSIONER

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

① MOST LOTS IN AREA ARE 50' & MOST HOMES CONSTRUCTED IN AREA ARE ON 50' LOTS

② EXISTING SETBACKS AS REQUIRED ARE MET & WILL BE MET

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

BEVERLY KARRAS

(Type or Print Name)

Signature

(Type or Print Name)

Signature

1946 MERRITT BLVD

Address

288-3946

Phone No.

BALTO

City

MD

State

21222

Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Name

1946 MERRITT BLVD

Address

288-3946

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

1-2hr

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

m/c

DATE

4/17/96

(set w/ # 402)



Printed with Soybean Ink  
on Recycled Paper

MICROFILMED

96-406-A

ZONING DESCRIPTION FOR 1946 Merritt Boulevard

Beginning at a point on the North side of Merritt Avenue which is 70 feet wide at the distance of 1020 feet West of the centerline of Meadow Lane, the nearest improved intersecting street, which is 40 feet wide. Being known as lot number 58 in the subdivision of Dundalk Farms as recorded in Baltimore County Plat Book #10 , Folio #53; containing .19 acres.

Also known as 1946 Merritt Boulevard located in the 12th Election District, 7th Councilmanic District.

MICROFILMED

# 401

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

96-4071

District 12th

Posted for: Domestic

Date of Posting 5/1/96  
~~4/27/96~~

Petitioner: Beverly Barnes

Location of property: 1946 Monett Blvd, N/5

Location of Sign: Fencing roadway on property being zone d

Remarks: \_\_\_\_\_

Posted by: \_\_\_\_\_

Michael  
Signature

Date of return: \_\_\_\_\_

Number of Signs: 1

~~4/27/96~~ 5/3/96

MICROFILMED

**NOTICE OF HEARINGS**

The Zoning Commissioner of Baltimore County, Maryland, is hereby giving notice that the following property is the subject of a proposed zoning change. A public hearing on the proposed change will be held at the County Office Building, 111 W. Chase Avenue, Towson, Maryland 21204, on the following dates:

Case #96-406-A  
(Item 407)  
1996 Meritt Boulevard,  
NW Meritt Boulevard, 1020  
SW of Meadow Lane  
12th Election District  
City Councilman  
Lloyd Owens (S)  
Beverly Kears  
Hearings to permit a front  
lot width of 50 feet in lieu of  
the required 55 feet and for  
the Zoning Commissioner to  
provide relief under Section  
344 for an undersized lot.  
Hearings: Thursday, May 23,  
1996 at 10:00 a.m. in Rm.  
106, County Office Building.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible, for  
special accommodations.  
Please Call 887-3853.  
(2) For information concerning  
the fee and/or hearing,  
Please Call 887-3391.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 5/2, 1996

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 1 successive  
weeks, the first publication appearing on 5/2, 1996.

THE JEFFERSONIAN,  
*A. H. Erickson*  
LEGAL AD. - TOWSON

UNPROFITABLE

BALTIMORE COUNTY, MARYLAND  
OFFICE OF ANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No

390209

(2) DATE 4/17/96 ACCOUNT 01-675

By: WFSK  
Initial: 401

AMOUNT \$ 85.00

RECEIVED Beverly Karris - 1946 Meritt RmC

FROM: 010 - Res V. - \$ 50.00  
080 - 1 sign - \$ 35.00  
FOR: \$ 85.00

MICROFILMED

0120000044MICRNL

155.00

0120000044MICRNL

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

96-406



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 401 Petitioner: Beverly Karra

Location: 1946 Merritt Blvd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Beverly Karra

ADDRESS: 1946 Merritt Blvd

Ba Ho. MD 21222

PHONE NUMBER: 288-3946



TO: PUTUXENT PUBLISHING COMPANY  
May 2, 1996 Issue - Jeffersonian

Please forward billing to:

Beverly Karras  
1946 Merritt Blvd.  
Baltimore, MD 21222  
288-3946

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-406-A (Item 401)  
1946 Merritt Boulevard  
N/S Merritt Boulevard, 1020' SW of c/l Meadow Lane  
12th Election District - 7th Councilmanic  
Legal Owner(s): Beverly Karras

Variance to permit a front lot width of 50 feet in lieu of the required 55 feet and for the Zoning Commissioner to provide relief under Section 304 for an undersized lot.

HEARING: THURSDAY, MAY 23, 1996 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

RECORDED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 25, 1996

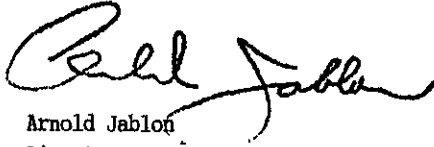
NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-406-A (Item 401)  
1946 Merritt Boulevard  
N/S Merritt Boulevard, 1020' SW of c/l Meadow Lane  
12th Election District - 7th Councilmanic  
Legal Owner(s): Beverly Karras

Variance to permit a front lot width of 50 feet in lieu of the required 55 feet and for the Zoning Commissioner to provide relief under Section 304 for an undersized lot.

HEARING: THURSDAY, MAY 23, 1996 at 10:00 a.m. in Room 106, County Office Building.

  
Arnold Jablon  
Director

cc: Beverly Karras

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 16, 1996

Ms. Beverly Karras  
1946 Merritt Boulevard  
Baltimore, MD 21222

RE: Item No.: 401  
Case No.: 96-406-A  
Petitioner: Beverly Karras

Dear Ms. Karras:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 6, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: April 30, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 1946 and 1948 Merritt Boulevard

INFORMATION:

Item Number:

401 & 402

Petitioner:

Karras Property

Property Size:

Zoning:

DR 5.5

Requested Action:

Variance and Undersized Lot Approval

Hearing Date:

/ /

SUMMARY OF RECOMMENDATIONS:

There appears to be a conflict between the variance application and the undersized lot application. The undersized lot application elevation drawings indicate the building width is 32 feet, which would create a side yard variance on a 50 ft. wide lot. The variance application for the adjoining ownership on an undersized lot states setbacks will be met.

The Planning Office recommends approval of the undersized lot provided no side yard setback variances are needed, and the conflict between the two plans is amended. In addition, the parking area should not be a double wide pad in front of the house.

Prepared by:

Jeffrey W. La

Division Chief:

Carol Keras

PK/JL:lw

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: May 6, 1996

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for May 6, 1996  
Item Nos. 399, 401, 402, 405, 406, 408

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc. File

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 04/30/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 29, 1996.

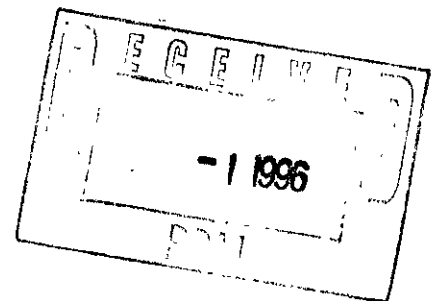
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 400, 401, 402, 403, 404, 405,  
406, 407, 408 and 409.



REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



RECEIVED

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5-1-96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: 4-29-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 401, 402, 404, 407, 408

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

4-30-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 401 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

# PETITION PROBLEMS

## #400 --- MJK

1. No undersized lot information.

## #401 --- MJK

1. No undersized lot information.

## #402 --- MJK

1. No undersized lot information.

## #403 --- MJK

1. Need name of the "Heirs of Herman I. Altenburg & Augusta Altenburg".
2. Need authorization for personal representative for legal owner.
3. Need telephone number for legal owner.

## #406 --- MJK

1. Notary section is incomplete/incorrect.

## #407 --- JJS

1. Notary section is incomplete/incorrect.

## #409 --- JCM

1. No section number or wording on petition form.
2. No telephone number for legal owner.

MICROFILMED

4/29/96

RE: PETITION FOR VARIANCE \* BEFORE THE  
1946 Merritt Boulevard, N/S Merritt Blvd, \*  
1020' SW of c/l Meadow Lane \* ZONING COMMISSIONER  
12th Election District, 7th Councilmanic \* OF BALTIMORE COUNTY  
Beverly Karras \*  
Petitioner \* CASE NO. 96-406-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17<sup>th</sup> day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to Beverly Karras, 1946 Merritt Boulevard, Baltimore, MD 21222, Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

RECORDED

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

B Permit Number

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ BEVERLY KARRAS 1946 MERRITT BLVD  
Print Name of Applicant Address Telephone Number  
☐ Lot Address 1948 MERRITT BLVD Election District 12 Council District 7 Square Feet 8409  
Lot Location: N E S W / side / corner of 1948 MERRITT BLVD feet from N E S W corner of 1970 S. Meadow Ln  
(street) (street) (street) (street)  
Land Owner BEVERLY KARRAS Tax Account Number 12-02-058310  
Address 1946 MERRITT BLVD Telephone Number 288-3946

☐ CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation

1. This Recommendation Form (3 copies)

YES

NO

2. Permit Application

3. Site Plan

Property (3 copies)

Topo Map (available in Rm 206 C.O.B.) (2 copies)  
(please label site clearly)

4. Building Elevation Drawings

5. Photographs (please label all photos clearly)  
Adjoining Buildings

Surrounding Neighborhood

Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by

ZADM

Date

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval

☐ Disapproval

☒ Approval conditioned on required modifications of the permit to conform with the following recommendations.

THERE APPEARS TO BE A CONFLICT BETWEEN THE VARIANCE APPLICATION AND THE UNDERSIZED LOT APPLICATION. THE UNDERSIZED LOT APPLICATION ELEVATION DRAWINGS INDICATE THE BUILDING WIDTH IS 32 FEET, WHICH WOULD CREATE A SIDE YARD VARIANCE ON A 50 ft. WIDE LOT. THE VARIANCE APPLICATION FOR THE ADJOINING OWNERSHIP ON A UNDERSIZED LOT STATES SETBACKS WILL BE MET.

STAFF RECOMMEND APPROVAL OF THE UNDERSIZED LOT PROVIDED NO SIDEYARD SETBACKS VARIANCES ARE NEEDED AND THE CONFLICT BETWEEN THE 2 PLANS IS AMENDED. IN ADDITION, THE PARKING AREA SHOULD NOT BE DOUBLE WIDE PAD IN FRONT OF THE HOUSE.

Signed by: Ervin McDaniel  
for the Director, Office of Planning & Community Conservation

Date:

May 1, 1990

Revised 9/5/95

MICROFILMED

see  
Hems  
# 401  
402

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted  
for filing by \_\_\_\_\_ on \_\_\_\_\_

Date (A) \_\_\_\_\_

A sign indicating the proposed Building must be posted on the property for  
fifteen (15) days before a decision can be rendered. The cost of filing is  
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,  
a decision can be expected within approximately four weeks. However, if a valid  
demand is received by the closing date, then the decision shall only be rendered  
after the required public special hearing.

\*SUGGESTED POSTING DATE \_\_\_\_\_ D (15 Days Before C)

DATE POSTED \_\_\_\_\_

HEARING REQUESTED-YES \_\_\_\_\_ NO \_\_\_\_\_ -DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) \_\_\_\_\_ C (B-3 Work Days)

TENTATIVE DECISION DATE \_\_\_\_\_ B (A + 30 Days)

\*Usually within 15 days of filing

*n/a combined w/ variance*

CERTIFICATE OF POSTING

District \_\_\_\_\_

Location of property: \_\_\_\_\_

Posted by: \_\_\_\_\_

Signature

Date of Posting: \_\_\_\_\_

Number of Signs: \_\_\_\_\_

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted  
for filing by \_\_\_\_\_ on \_\_\_\_\_

Date (A) \_\_\_\_\_

A sign indicating the proposed Building must be posted on the property for  
fifteen (15) days before a decision can be rendered. The cost of filing is  
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,  
a decision can be expected within approximately four weeks. However, if a valid  
demand is received by the closing date, then the decision shall only be rendered  
after the required public special hearing.

\*SUGGESTED POSTING DATE \_\_\_\_\_ D (15 Days Before C)

DATE POSTED \_\_\_\_\_

HEARING REQUESTED-YES \_\_\_\_\_ NO \_\_\_\_\_ -DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) \_\_\_\_\_ C (B-3 Work Days)

TENTATIVE DECISION DATE \_\_\_\_\_ B (A + 30 Days)

\*Usually within 15 days of filing

*W/a combined variance*

CERTIFICATE OF POSTING

District \_\_\_\_\_

Location of property: \_\_\_\_\_

Posted by: \_\_\_\_\_  
Signature

Date of Posting: \_\_\_\_\_

Number of Signs: \_\_\_\_\_

MICROFILMED

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

B Permit Number

Filed w/ Variance 96-406-A

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ BEVERLY KARRAS 1946 MERRITT BLVD  
Print Name of Applicant Address Telephone Number

☐ Lot Address 1946 MERRITT BLVD Election District 12 Council District 7 Square Feet 8409

Lot Location: N E S W / side / corner of W W / S & MERRITT feet from N E S W corner of 1070 S W Mendenham Ln  
(street) (street)

Land Owner BEVERLY KARRAS Tax Account Number 12-02-058310

Address 1946 MERRITT BLVD Telephone Number 288-3946

☐ CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation

	YES	NO	PROVIDED?
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Permit Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(currently preparing)
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by ZAD4

Date \_\_\_\_\_

see items # 401 402

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the permit to conform with the following recommendations:

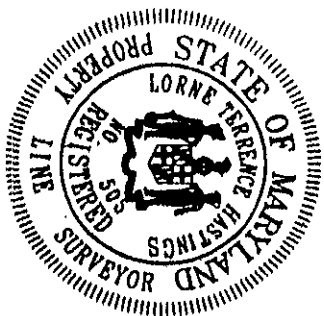
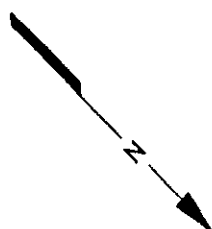
THERE APPEARS TO BE A CONFLICT BETWEEN THE VARIANCE APPLICATION AND THE UNDERSIZED LOT APPLICATION. THE UNDERSIZED LOT APPLICATION ELEVATION DRAWINGS INDICATE THE BUILDING WIDTH IS 32 FEET, WHICH WOULD CREATE A SIDE YARD VARIANCE ON A 50 FT. WIDE LOT. THE VARIANCE APPLICATION FOR THE ADJOINING OWNERSHIP ON A UNDERSIZED LOT STATES SETBACKS WILL BE MET.

STAFF RECOMMEND APPROVAL OF THE UNDERSIZED LOT PROVIDED NO SIDEYARD SETBACKS VARIANCES ARE NEEDED AND THE CONFLICT BETWEEN THE 2 PLANS IS AMENDED. IN ADDITION, THE PARKING AREA SHOULD NOT BE DOUBLE WIDE PAD IN FRONT OF THE HOUSE.

Signed by: Ervin McDaniel  
for the Director, Office of Planning & Community Conservation

Date: May 1, 1996

Lot Number : 57 and 58  
 Block/Section :  
 Plat Reference : Book : 10 Page : 53  
 Title of Plat : Dundalk Farms



I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DWELLING SHOWN ON THIS DRAWING ON THE PROPERTY KNOWN AS 1946-1948 MERRITT BOULEVARD BALTIMORE COUNTY, MARYLAND LIES WITHIN THE LOT LINES SHOWN AS COMPILED FROM TITLE OR OTHER SOURCES. OTHER IMPROVEMENTS SHOWN ARE FOR PICTORIAL PURPOSES ONLY. THIS DRAWING IS NOT A BOUNDARY SURVEY AND HAS BEEN PREPARED EXCLUSIVELY FOR TITLE PURPOSES ONLY.

*Lorne T. Hastings* 8/17/92

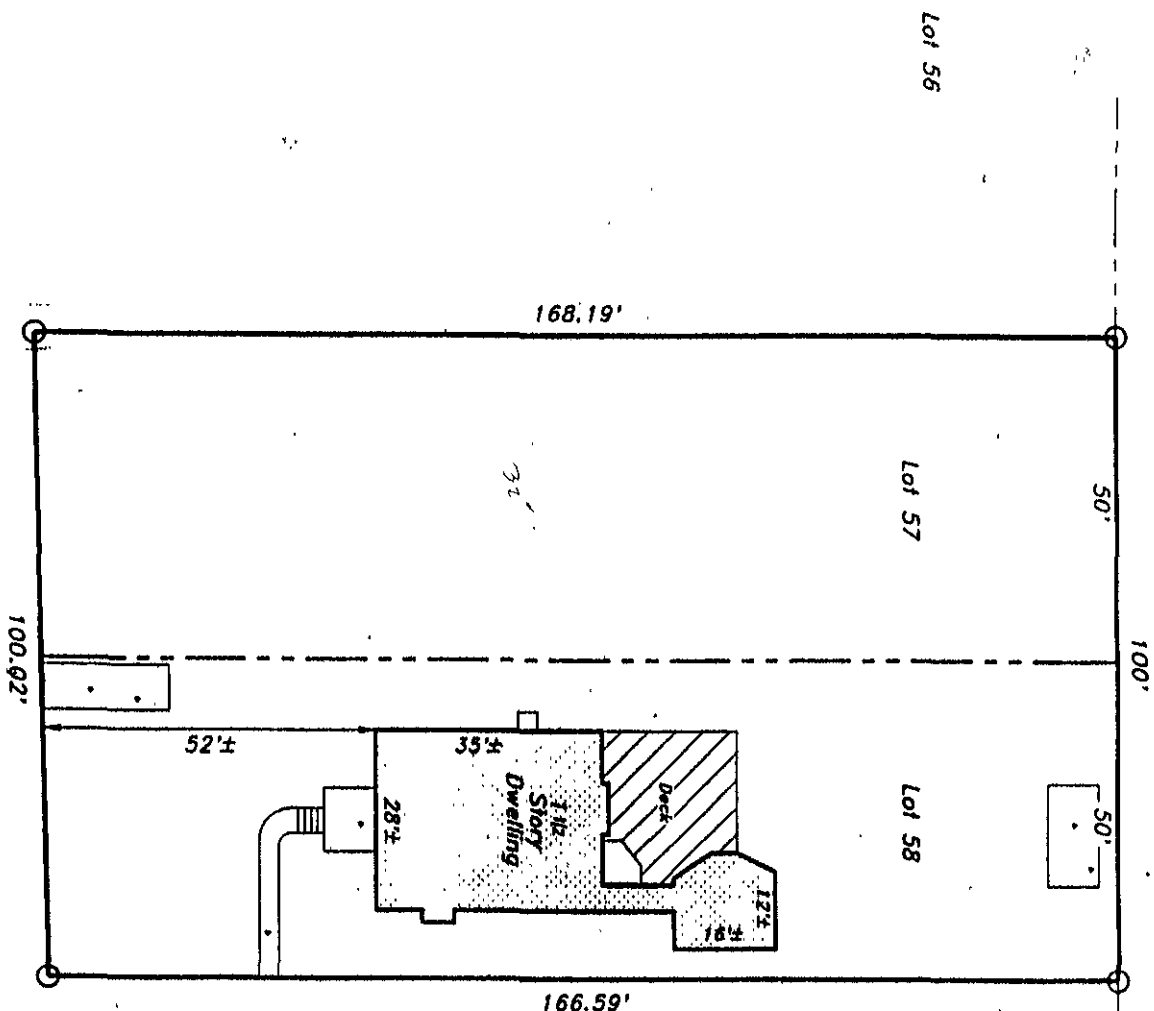
RUXTON DESIGN CORPORATION

8422 BELLONA LANE

TOWSON, MARYLAND 21204

(410) 823-5000

SCALE: 1" = 30'



MERRITT BOULEVARD

MICROFILMED

*basement  
 5' x 12' - 10' x 12'  
 10' x 12'*

Property Lies in Flood Zone C

# APPLICATION FOR ZONING VARIANCE

Kodak *ds*  
digital science™

DEMO

vd.

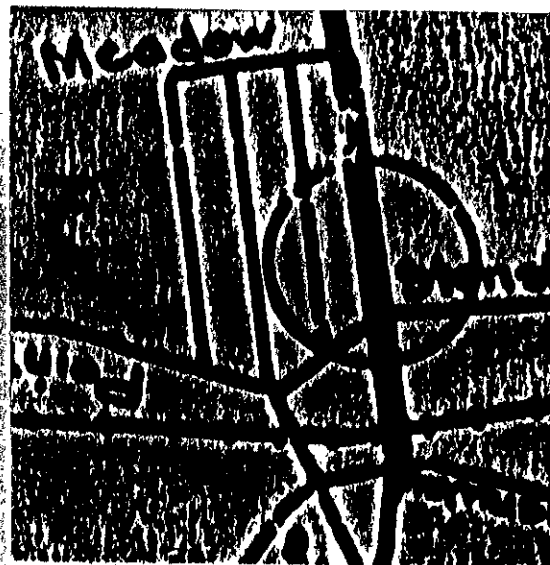
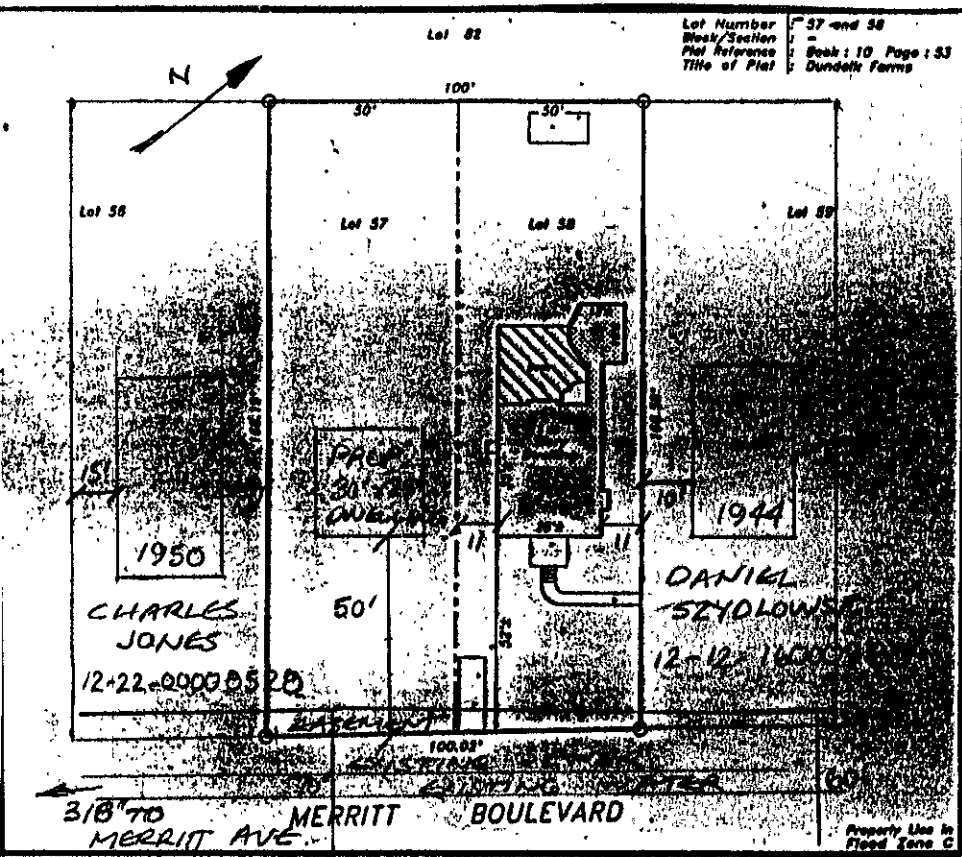
Zoning Office Use ONLY!

reviewed by	item #	case #
MAC	401	

COUNCILMANIC DISTRICT: /  
Election District: 12  
1"=200' scale map: SE-4P  
Zoning: DR. 5.5

Lot size: .19 acres/ 8,049 sq. ft.  
Public sewer and water exists  
Lot does not lie in Chesapeake Bay Critical Area  
No prior zoning hearings

96-406-A



VICINITY MAP  
SCALE: 1" = 1000'

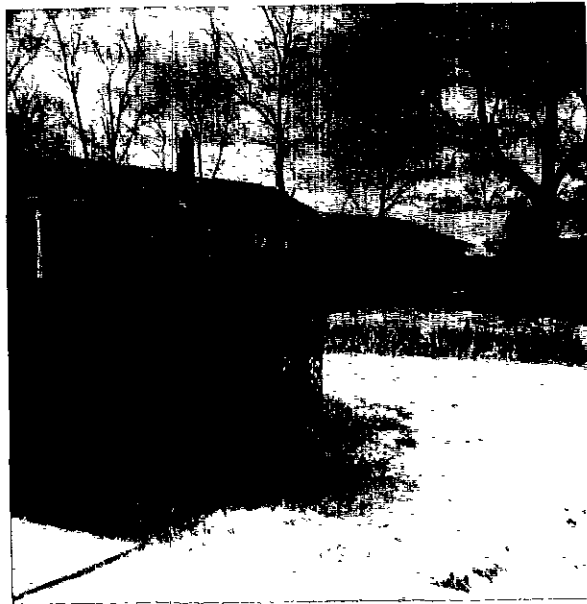
Ret Ex #1

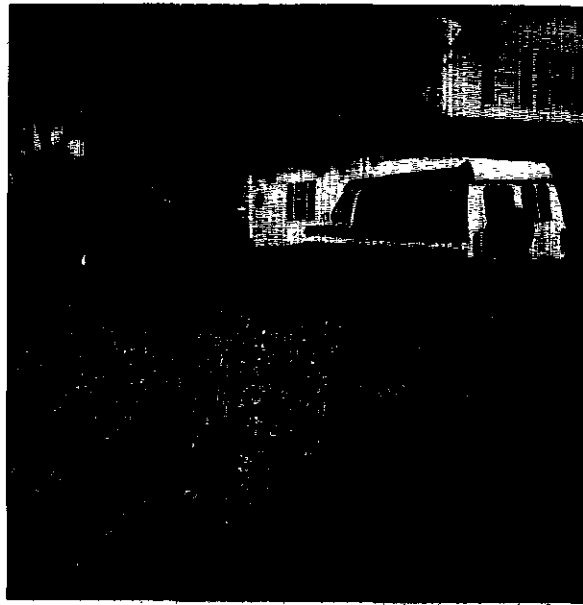
MICROFILMED

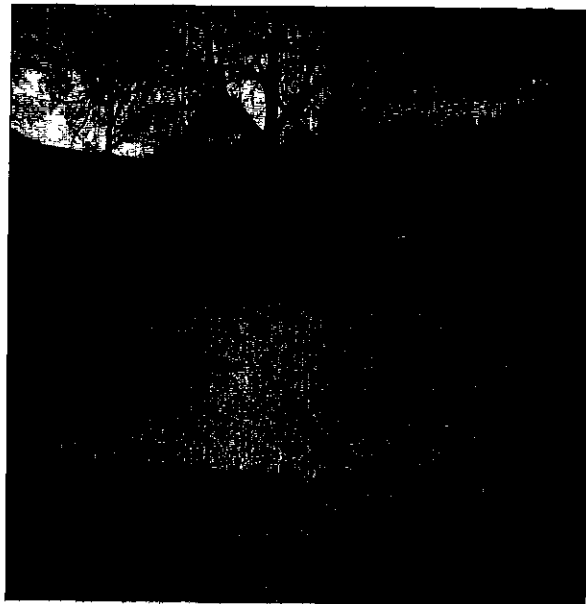
*photographs*

*Case 96-406-A*

**MICROFILMED**







IN RE: PETITIONS FOR VARIANCE \* BEFORE THE  
N/S Merritt Blvd., 1020' & 1070' \* DEPUTY ZONING COMMISSIONER  
SW of the c/l of Meadow Lane (1946 & 1948 Merritt Boulevard) \* OF BALTIMORE COUNTY  
12th Election District \* Case Nos. 96-406-A & 96-407-A  
7th Councilmanic District  
Beverly Karras  
Petitioner

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as combined Petitions for Variance for adjoining property known as 1946 and 1948 Merritt Boulevard, located in the vicinity of Stansbury Road in Dundalk. The Petitions were filed by the owner of the property, Beverly Karras, and the Contract Purchaser of the property at 1948 Merritt Boulevard, Shelley Ruth. In both cases, the Petitioner seeks relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve the property as an undersized lot, pursuant to Section 304 of the B.C.Z.R. However, in Case No. 96-406-A, the relief is sought for existing improvements at 1946 Merritt Boulevard, whereas, in Case No. 96-407-A, relief is sought for the proposed development of the property known as 1948 Merritt Boulevard with a single family dwelling. Both properties and the relief requested are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Beverly Karras, legal owner of both properties, and Jerry and Shelley Ruth, Contract Purchasers of the property known as 1948 Merritt Boulevard. There were no Protestants present.

Testimony and evidence offered revealed that the property known as 1946 Merritt Boulevard consists of .19 acres, more or less, (or 8,049 sq.ft.), zoned D.R. 5.5, and is improved with a single family dwelling which has existed on the property since 1946. The property known as 1948 Merritt Boulevard consists of an equal amount of land and is presently unimproved. The Contract Purchasers are desirous of developing that lot with a single family dwelling; however, in order to do so, Ms. Karras must legitimize the existing improvements at 1946 Merritt Boulevard and obtain the variance relief as set forth above in order to develop the unimproved property at 1948 Merritt Boulevard. Testimony revealed that the properties are located in an older subdivision which was laid out many years ago and that most of the lots are 50 feet wide. In fact, Ms. Karras has resided on her property since 1946 when her house was built. Testimony and evidence offered demonstrated that her home meets all side, front and rear setback requirements by today's standards; however, does not meet the 55-foot lot width required. Likewise, the adjoining lot does not meet the 55-foot lot width requirement and in order to develop the property as proposed, the requested variances are necessary. Mr. & Mrs. Jerry Ruth testified that the dwelling they propose to construct will meet all side, front and rear setback requirements, but will need a variance as to lot width requirements.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the relief requested is not granted. It has been demonstrated that both lots were established prior to the effective date of the zoning regulations which prohibited a lot width of less than 55 feet and that strict compliance with the zoning regulations would unduly restrict development of the vacant lot. In addition, the proposed dwelling will meet all setback requirements. In the opinion of this Deputy Zoning Commissioner, the relief requested will not be detrimental to the health, safety or general welfare of the surrounding locale, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of June, 1996 that the Petition for Variance filed in Case No. 96-406-A seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot, pursuant to Section 304 of the B.C.Z.R., for the existing

dwelling at 1946 Merritt Boulevard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 96-407-A seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot, pursuant to Section 304 of the B.C.Z.R., for the proposed development of the property at 1948 Merritt Boulevard with a single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed dwelling at 1948 Merritt Boulevard must meet all side, front and rear setback requirements.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TWK:bjs

TIMOTHY M. KOTROOD  
Deputy Zoning Commissioner  
for Baltimore County

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th Date of Posting: 5/14/96  
Posted for: Karras  
Petitioner: Beverly Karras  
Location of property: 1946 Merritt Blvd., N/S  
Location of Signs: 1946 Merritt Blvd. & 1020' & 1070' N/S  
Remarks:  
Posted by: [Signature] Date of return: 5/16/96  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/2, 1996  
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/2, 1996.

THE JEFFERSONIAN,  
A. HENNINGSON  
LEGAL AD. - TOWSON

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 3, 1996

(410) 887-4386

Ms. Beverly Karras  
1946 Merritt Boulevard  
Baltimore, Maryland 21222

RE: PETITIONS FOR VARIANCE  
N/S Merritt Blvd., 1020' & 1070' SW of the c/l of Meadow Lane  
(1946 & 1948 Merritt Boulevard)  
12th Election District - 7th Councilmanic District  
Beverly Karras - Petitioner  
Case Nos. 96-406-A & 96-407-A

Dear Ms. Karras:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,  
TIMOTHY M. KOTROOD  
Deputy Zoning Commissioner  
for Baltimore County

TWK:bjs

cc: Mr. & Mrs. Jerry Ruth  
8812 Hinton Avenue, Baltimore, Md. 21219

People's Counsel

file



## Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 1946 Merritt Blvd. which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 OF B.C.Z.R. TO PERMIT A FRONT LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET TO APPROVE AN UNDERSIZED LOT PURSUANT SECTION 304 AS DETERMINED BY THE ZONING COMMISSIONER of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- 1) MOST LOTS IN AREA ARE 50' & MOST HOMES CONSTRUCTED IN AREA ARE ON 50' LOTS
- 2) EXISTING SETBACKS AS REQUIRED ARE MET & WILL BE MET

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser(s):

(Type or Print Name)

Signature

Address

City State Zip

Address for Petitioner:

(Type or Print Name)

Signature

Address

City State Zip

Address

City State Zip

Who do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

(Type or Print Name)

Signature

Address

City State Zip

Address for Petitioner:

(Type or Print Name)

Signature

Address

City State Zip

Address

City State Zip

Address

City State Zip

Address

City State Zip

Address

City State Zip

Address

City State Zip

Address

City State Zip

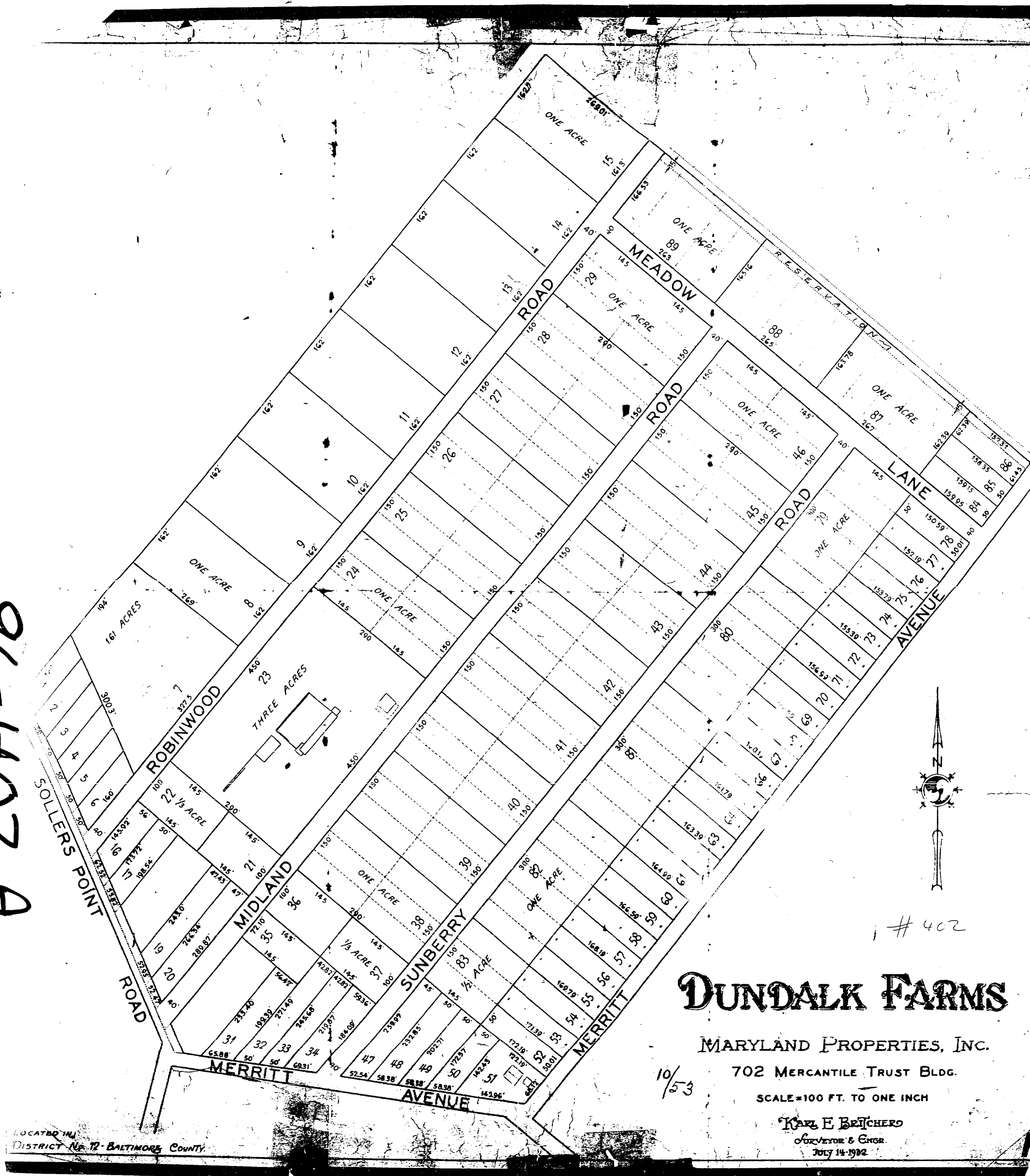
Address

City State Zip

Address

City State Zip

96-407-A





PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	DUNDALK	SE 4-F
		DATE OF PHOTOGRAPHY DEC 1954		
Topography Compiled By Photo ABRAMS AERIAL SURVEY CORP.		Photogrammetric Methods LANSING MICH.		

F-SE E-SW

916,000

916,000

916,000

916,000

916,000

916,000

916,000

916,000

916,000

916,000

916,000

916,000

916,000

916,000

916,000

916,000

916,000

916,000

916,000

916,000

916,000

916,000

916,000

96-407-A

SUBJECT  
PROPERTY

#462



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±

LOCATION

SHEET

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

DUNDALK

S. E.  
4-F

**BALTIMORE COUNTY, MARYLAND**  
OFFICE OF PLANNING - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 4/17/96 ACCOUNT: 01-615  
BY: J. J. J. AMOUNT: \$ 80.00

RECEIVED: Beverly Karras - 1946 Merritt Blvd.  
FROM: 010 - 134 - \$ 80.00  
010 - 134 - \$ 35.00  
FOR: \$ 45.00

VALIDATION OR SIGNATURE OF CASHIER  
96-406



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 401 Petitioner: Beverly Karras

Location: 1946 Merritt Blvd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Beverly Karras

ADDRESS: 1946 Merritt Blvd.

Baltimore MD 21222

PHONE NUMBER: 288-3746

Printed with Soybean Ink  
on Recycled Paper

12

TO: PETITIONER BUILDING COMPANY  
May 2, 1996 Issue - Jeffersonian

Please forward billing to:

Beverly Karras  
1946 Merritt Blvd.  
Baltimore, MD 21222  
288-3946

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-406-A (Item 401)

1946 Merritt Boulevard  
N/8 Merritt Boulevard, 1020' SW of c/1 Meadow Lane  
12th Election District - 7th Councilmanic  
Legal Owner(s): Beverly Karras

Variance to permit a front lot width of 30 feet in lieu of the required 55 feet and for the Zoning Commissioner to provide relief under Section 304 for an undersized lot.

HEARING: THURSDAY, MAY 23, 1996 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 25, 1996

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-406-A (Item 401)

1946 Merritt Boulevard  
N/8 Merritt Boulevard, 1020' SW of c/1 Meadow Lane  
12th Election District - 7th Councilmanic  
Legal Owner(s): Beverly Karras

Variance to permit a front lot width of 30 feet in lieu of the required 55 feet and for the Zoning Commissioner to provide relief under Section 304 for an undersized lot.

HEARING: THURSDAY, MAY 23, 1996 at 10:00 a.m. in Room 106, County Office Building.

Arnold Jablon  
Director

cc: Beverly Karras

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 16, 1996

Ms. Beverly Karras  
1946 Merritt Boulevard  
Baltimore, MD 21222

RE: Item No.: 401  
Case No.: 96-406-A  
Petitioner: Beverly Karras

Dear Ms. Karras:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 6, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (Zoning Commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director, PDM DATE: April 30, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 1946 and 1948 Merritt Boulevard

**INFORMATION:**

Item Number: 401 & 402

Petitioner: Karras Property

Property Size: \_\_\_\_\_

Zoning: DR 5.5

Requested Action: Variance and Undersized Lot Approval

Hearing Date: 1/1

**SUMMARY OF RECOMMENDATIONS:**

There appears to be a conflict between the variance application and the undersized lot application. The undersized lot application drawings indicate the building width is 32 feet, which would create a side yard variance on a 50 ft. wide lot. The variance application for the adjoining ownership on an undersized lot states setbacks will be met.

The Planning Office recommends approval of the undersized lot provided no side yard setback variances are needed, and the conflict between the two plans is amended. In addition, the parking area should not be a double wide pad in front of the house.

Prepared by: Jeffrey M. Lee

Division Chief: Gary L. Lee

PK/JL:lw

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director Date: May 6, 1996  
Department of Permits & Development  
Management

FROM: Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for May 6, 1996  
Item Nos. 399, 401, 402, 405, 406, 408

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJC:jrb

cc: File

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4300

DATE: 05/09/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 28, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 400, 401, 402, 405, 406, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office. PHONE 887-4681. MS-1102F

cc: File

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: 5-1-96  
FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: 4-28-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 401, 402, 404, 407, 408

RBS:sp  
BRUCE2/DEPRM/TXTSBP

SHA Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 401 (HJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#400 --- MJK

1. No undersized lot information.

#401 --- MJK

1. No undersized lot information.

#402 --- MJK

1. No undersized lot information.

#403 --- MJK

1. Need name of the "Heirs of Herman I. Altenburg & Augusta Altenburg".  
2. Need authorization for personal representative for legal owner.  
3. Need telephone number for legal owner.

#406 --- MJK

1. Notary section is incomplete/incorrect.

#407 --- JJS

1. Notary section is incomplete/incorrect.

#409 --- JCM

1. No section number or wording on petition form.  
2. No telephone number for legal owner.

4/29/96

RE: PETITION FOR VARIANCE  
1946 Merritt Boulevard, N/S Merritt Blvd,  
1020' SW of c/j Meadow Lane  
12th Election District, 7th Councilmanic  
Beverly Karras  
Petitioner  
BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 96-406-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County  
*Carole S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
100 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

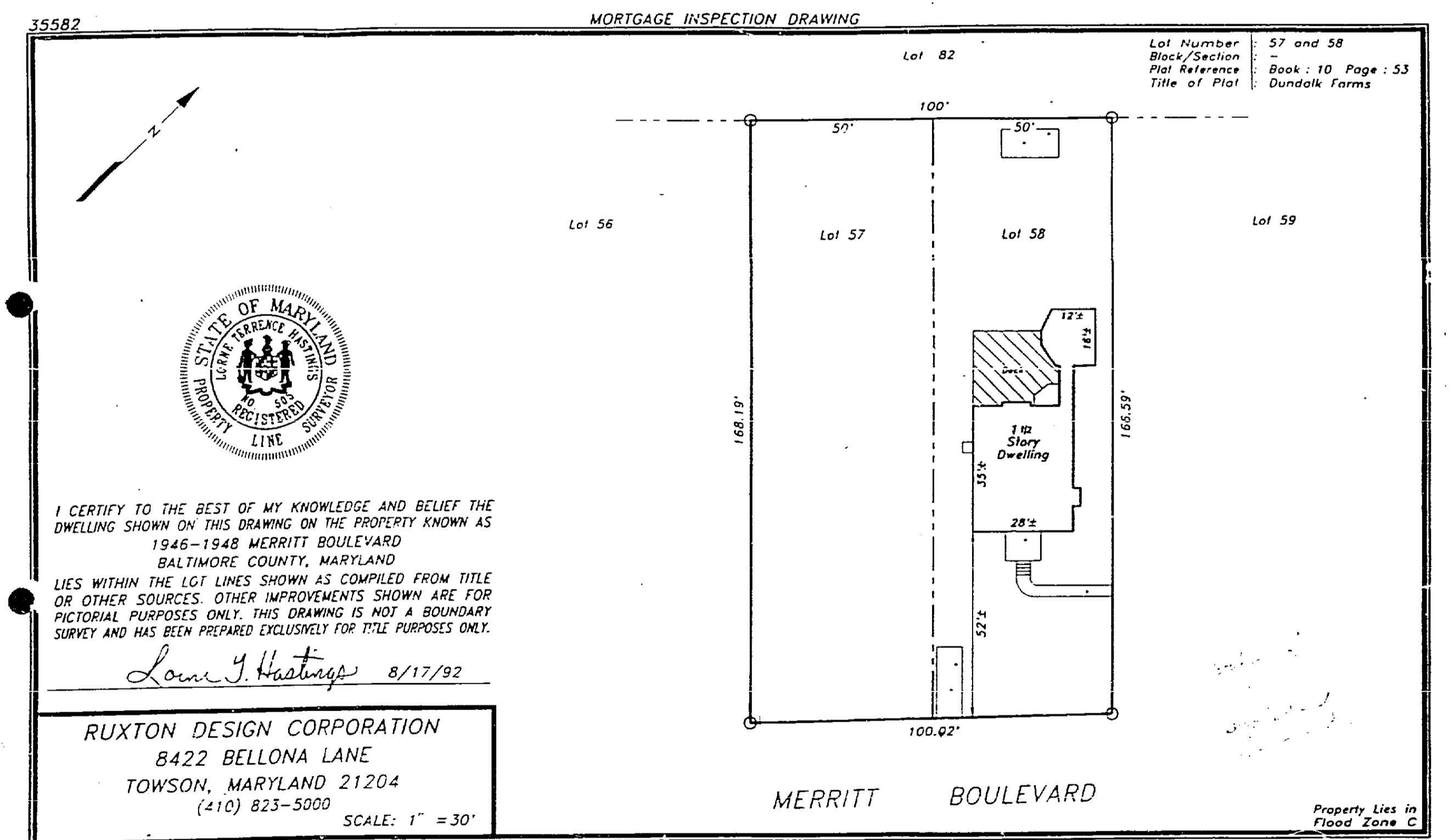
I HEREBY CERTIFY that on this 1-7-96 day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to Beverly Karras, 1946 Merritt Boulevard, Baltimore, MD 21222, Petitioner.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

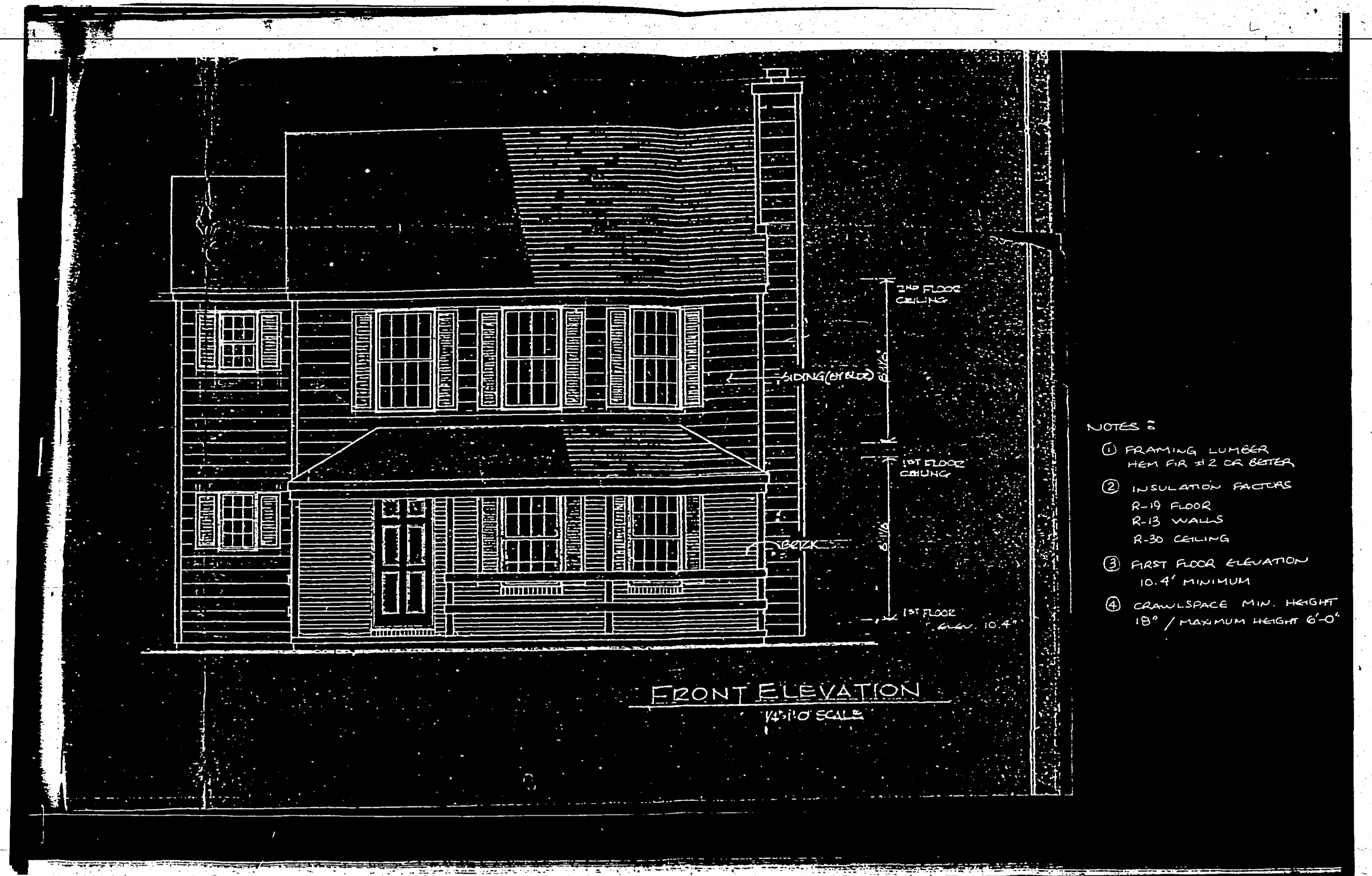
INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM  
TO: Director, Office of Planning & Community Conservation  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 405  
401 Bosley Av  
Towson, MD 21204  
FROM: Arnold Jablon, Director, Department of Permits & Development Management  
RE: Undersized Lots  
Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.  
APPLICANT SUPPLIED INFORMATION:  
1. Name of Applicant: Beverly Karras  
2. Address: 1946 Merritt Blvd  
3. Lot Address: 1946 Merritt Blvd  
4. Lot Address: 1946 Merritt Blvd  
5. Lot Address: 1946 Merritt Blvd  
6. Lot Address: 1946 Merritt Blvd  
7. Lot Address: 1946 Merritt Blvd  
8. Lot Address: 1946 Merritt Blvd  
9. Lot Address: 1946 Merritt Blvd  
10. Lot Address: 1946 Merritt Blvd  
11. Lot Address: 1946 Merritt Blvd  
12. Lot Address: 1946 Merritt Blvd  
13. Lot Address: 1946 Merritt Blvd  
14. Lot Address: 1946 Merritt Blvd  
15. Lot Address: 1946 Merritt Blvd  
16. Lot Address: 1946 Merritt Blvd  
17. Lot Address: 1946 Merritt Blvd  
18. Lot Address: 1946 Merritt Blvd  
19. Lot Address: 1946 Merritt Blvd  
20. Lot Address: 1946 Merritt Blvd  
21. Lot Address: 1946 Merritt Blvd  
22. Lot Address: 1946 Merritt Blvd  
23. Lot Address: 1946 Merritt Blvd  
24. Lot Address: 1946 Merritt Blvd  
25. Lot Address: 1946 Merritt Blvd  
26. Lot Address: 1946 Merritt Blvd  
27. Lot Address: 1946 Merritt Blvd  
28. Lot Address: 1946 Merritt Blvd  
29. Lot Address: 1946 Merritt Blvd  
30. Lot Address: 1946 Merritt Blvd  
31. Lot Address: 1946 Merritt Blvd  
32. Lot Address: 1946 Merritt Blvd  
33. Lot Address: 1946 Merritt Blvd  
34. Lot Address: 1946 Merritt Blvd  
35. Lot Address: 1946 Merritt Blvd  
36. Lot Address: 1946 Merritt Blvd  
37. Lot Address: 1946 Merritt Blvd  
38. Lot Address: 1946 Merritt Blvd  
39. Lot Address: 1946 Merritt Blvd  
40. Lot Address: 1946 Merritt Blvd  
41. Lot Address: 1946 Merritt Blvd  
42. Lot Address: 1946 Merritt Blvd  
43. Lot Address: 1946 Merritt Blvd  
44. Lot Address: 1946 Merritt Blvd  
45. Lot Address: 1946 Merritt Blvd  
46. Lot Address: 1946 Merritt Blvd  
47. Lot Address: 1946 Merritt Blvd  
48. Lot Address: 1946 Merritt Blvd  
49. Lot Address: 1946 Merritt Blvd  
50. Lot Address: 1946 Merritt Blvd  
51. Lot Address: 1946 Merritt Blvd  
52. Lot Address: 1946 Merritt Blvd  
53. Lot Address: 1946 Merritt Blvd  
54. Lot Address: 1946 Merritt Blvd  
55. Lot Address: 1946 Merritt Blvd  
56. Lot Address: 1946 Merritt Blvd  
57. Lot Address: 1946 Merritt Blvd  
58. Lot Address: 1946 Merritt Blvd  
59. Lot Address: 1946 Merritt Blvd  
60. Lot Address: 1946 Merritt Blvd  
61. Lot Address: 1946 Merritt Blvd  
62. Lot Address: 1946 Merritt Blvd  
63. Lot Address: 1946 Merritt Blvd  
64. Lot Address: 1946 Merritt Blvd  
65. Lot Address: 1946 Merritt Blvd  
66. Lot Address: 1946 Merritt Blvd  
67. Lot Address: 1946 Merritt Blvd  
68. Lot Address: 1946 Merritt Blvd  
69. Lot Address: 1946 Merritt Blvd  
70. Lot Address: 1946 Merritt Blvd  
71. Lot Address: 1946 Merritt Blvd  
72. Lot Address: 1946 Merritt Blvd  
73. Lot Address: 1946 Merritt Blvd  
74. Lot Address: 1946 Merritt Blvd  
75. Lot Address: 1946 Merritt Blvd  
76. Lot Address: 1946 Merritt Blvd  
77. Lot Address: 1946 Merritt Blvd  
78. Lot Address: 1946 Merritt Blvd  
79. Lot Address: 1946 Merritt Blvd  
80. Lot Address: 1946 Merritt Blvd  
81. Lot Address: 1946 Merritt Blvd  
82. Lot Address: 1946 Merritt Blvd  
83. Lot Address: 1946 Merritt Blvd  
84. Lot Address: 1946 Merritt Blvd  
85. Lot Address: 1946 Merritt Blvd  
86. Lot Address: 1946 Merritt Blvd  
87. Lot Address: 1946 Merritt Blvd  
88. Lot Address: 1946 Merritt Blvd  
89. Lot Address: 1946 Merritt Blvd  
90. Lot Address: 1946 Merritt Blvd  
91. Lot Address: 1946 Merritt Blvd  
92. Lot Address: 1946 Merritt Blvd  
93. Lot Address: 1946 Merritt Blvd  
94. Lot Address: 1946 Merritt Blvd  
95. Lot Address: 1946 Merritt Blvd  
96. Lot Address: 1946 Merritt Blvd  
97. Lot Address: 1946 Merritt Blvd  
98. Lot Address: 1946 Merritt Blvd  
99. Lot Address: 1946 Merritt Blvd  
100. Lot Address: 1946 Merritt Blvd

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!  
RECOMMENDATION COMMENTS:  
☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the permit to conform with the following recommendations:  
THERE APPEARS TO BE A CONFLICT BETWEEN THE VARIANCE APPLICATION AND THE UNDERSIZED LOT APPLICATION. THE UNDERSIZED LOT APPLICATION ELEVATION DRAWINGS INDICATE THE BUILDING WIDTH IS 32 FEET, WHICH WOULD CREATE A SIDE YARD VARIANCE ON A 50 FT. WIDE LOT. THE VARIANCE APPLICATION FOR THE ADJOINING OWNERSHIP ON A UNDERSIZED LOT STATES SETBACKS WILL BE MET.  
STAFF RECOMMEND APPROVAL OF THE UNDERSIZED LOT PROVIDED NO SIDEYARD SETBACKS VARIANCES ARE NEEDED AND THE CONFLICT BETWEEN THE 2 PLANS IS AMENDED. IN ADDITION, THE PARKING AREA SHOULD NOT BE DOUBLE WIDE PAD IN FRONT OF THE HOUSE.  
Signed by: *Ervin McDaniel*  
Office of Planning & Community Conservation  
Revised 9/5/95

SCHEDULING DATES, CERTIFICATE OF FILING AND POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
The application for your proposed Building Permit Application has been accepted for filing by \_\_\_\_\_ on \_\_\_\_\_ Date (A)  
A sign indicating the proposed Building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00 and posting \$35.00; total \$85.00.  
In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.  
\*SUGGESTED POSTING DATE \_\_\_\_\_ D (15 Days Before C)  
DATE POSTED \_\_\_\_\_  
HEARING REQUESTED-YES \_\_\_\_\_ NO \_\_\_\_\_ DATE \_\_\_\_\_  
CLOSING DAY (LAST DAY FOR HEARING DEMAND) \_\_\_\_\_ C (B-3 Work Days)  
TENTATIVE DECISION DATE \_\_\_\_\_ B (A + 30 Days)  
\*Usually within 15 days of filing  
CERTIFICATE OF POSTING  
District \_\_\_\_\_  
Location of property: \_\_\_\_\_  
Posted by: \_\_\_\_\_ Signature \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Number of Signs: \_\_\_\_\_



96-406-A



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

Property address: 1946 Merritt Blvd.  
Subdivision name: Dundalk Farms  
plat book: 10 folio: 53

Owner: Beverly Karras  
Date: April 15, 1996  
Scale: 1"=50'

Location Information

Councilmatic District: 7  
Election District: 12  
1"=200' scale map: SE-4P  
Zoning: DR. 5.5

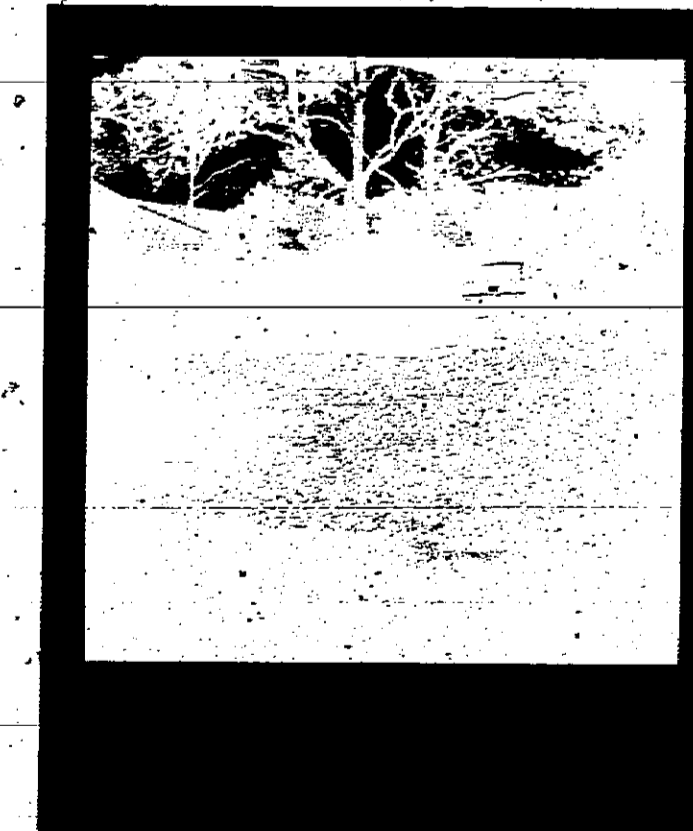
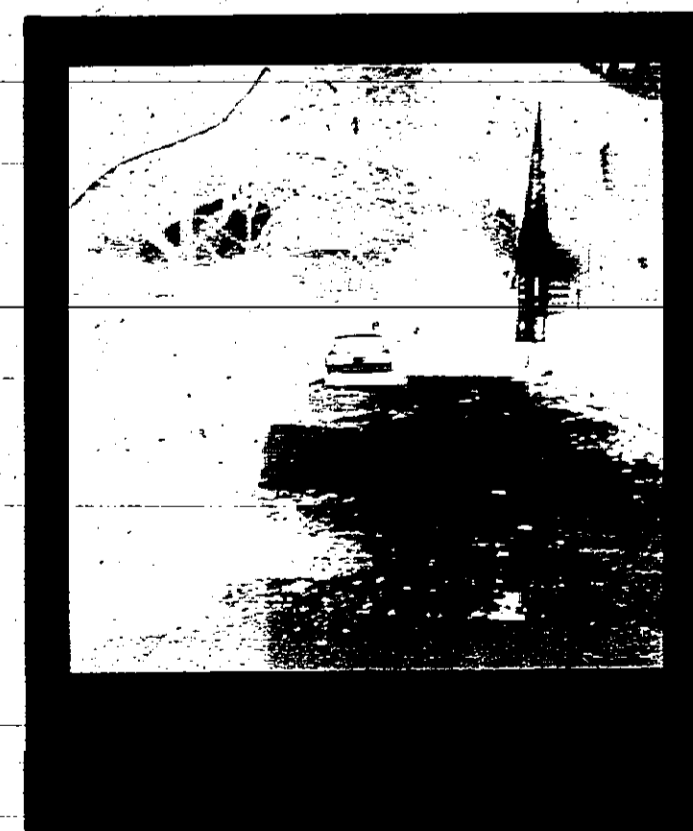
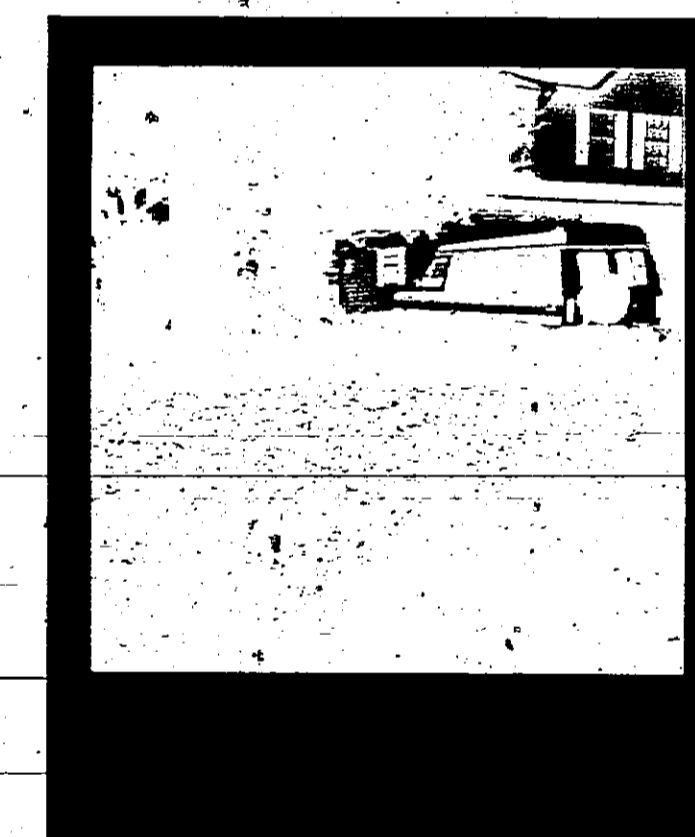
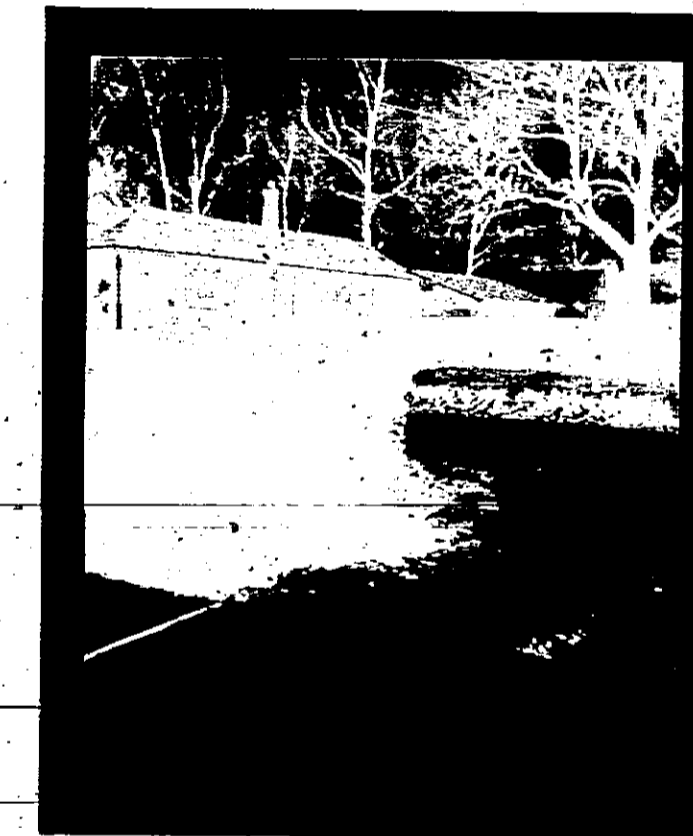
Lot size: .19 acres / 8,049 sq. ft.  
Public sewer and water exists  
Lot does not lie in Chesapeake Bay Critical Area  
No prior zoning hearings

96-406-A

Ret ex #1

VICINITY MAP  
SCALE: 1" = 1000'

photographs  
Case 96-406-A





PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	DUNDALK	SE 4-F
		DATE OF PHOTOGRAPHY DEC 1934		
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP. LANSING MICH.				

F-SE E-SW

SUBJECT  
PROPERTY



PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±		S. E.
DATE OF PHOTOGRAPHY	DUNDALK	4-F
JANUARY 1986		# 401

96-406-A

IN RE: PETITIONS FOR VARIANCE \* BEFORE THE  
N/S Merritt Blvd., 1020' & 1070' \* DEPUTY ZONING COMMISSIONER  
SW of the c/l of Meadow Lane \* OF BALTIMORE COUNTY  
(1946 & 1948 Merritt Boulevard) \* 12th Election District  
7th Councilmanic District \* Case Nos. 96-406-A & 96-407-A  
Beverly Karras  
Petitioner \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as combined Petitions for Variance for adjoining property known as 1946 and 1948 Merritt Boulevard, located in the vicinity of Stansbury Road in Dundalk. The Petitions were filed by the owner of the property, Beverly Karras, and the Contract Purchaser of the property at 1948 Merritt Boulevard, Shelley Ruth. In both cases, the Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve the property as an undersized lot, pursuant to Section 304 of the B.C.Z.R. However, in Case No. 96-406-A, the relief is sought for existing improvements at 1946 Merritt Boulevard, whereas, in Case No. 96-407-A, relief is sought for the proposed development of the property known as 1948 Merritt Boulevard with a single family dwelling. Both properties and the relief requested are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Beverly Karras, legal owner of both properties, and Jerry and Shelley Ruth, Contract Purchasers of the property known as 1948 Merritt Boulevard. There were no Protestants present.

Testimony and evidence offered revealed that the property known as 1946 Merritt Boulevard consists of .19 acres, more or less, (or 8,049 sq.ft.), zoned D.R. 5.5, and is improved with a single family dwelling which has existed on the property since 1946. The property known as 1948 Merritt Boulevard consists of an equal amount of land and is presently unimproved. The Contract Purchasers are desirous of developing that lot with a single family dwelling; however, in order to do so, Ms. Karras must legitimize the existing improvements at 1946 Merritt Boulevard and obtain the variance relief as set forth above in order to develop the unimproved property at 1948 Merritt Boulevard. Testimony revealed that the properties are located in an older subdivision which was laid out many years ago and that most of the lots are 50 feet wide. In fact, Ms. Karras has resided on her property since 1946 when her house was built. Testimony and evidence offered demonstrated that her home meets all side, front and rear setback requirements by today's standards; however, does not meet the 55-foot lot width required. Likewise, the adjoining lot does not meet the 55-foot lot width requirement and in order to develop the property as proposed, the requested variances are necessary. Mr. & Mrs. Jerry Ruth testified that the dwelling they propose to construct will meet all side, front and rear setback requirements, but will need a variance as to lot width requirements.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

- 2 -

- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the relief requested is not granted. It has been demonstrated that both lots were established prior to the effective date of the zoning regulations which prohibited a lot width of less than 55 feet and that strict compliance with the zoning regulations would unduly restrict development of the vacant lot. In addition, the proposed dwelling will meet all setback requirements. In the opinion of this Deputy Zoning Commissioner, the relief requested will not be detrimental to the health, safety or general welfare of the surrounding locale, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2nd day of June, 1996 that the Petition for Variance filed in Case No. 96-406-A seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot, pursuant to Section 304 of the B.C.Z.R., for the existing

- 3 -

dwelling at 1946 Merritt Boulevard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 96-407-A seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot, pursuant to Section 304 of the B.C.Z.R., for the proposed development of the property at 1948 Merritt Boulevard with a single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed dwelling at 1948 Merritt Boulevard must meet all side, front and rear setback requirements.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMS:bjs

- 4 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 3, 1996

(410) 887-4386

Ms. Beverly Karras  
1946 Merritt Boulevard  
Baltimore, Maryland 21222

RE: PETITIONS FOR VARIANCE  
N/S Merritt Blvd., 1020' & 1070' SW of the c/l of Meadow Lane  
(1946 & 1948 Merritt Boulevard)  
12th Election District - 7th Councilmanic District  
Beverly Karras - Petitioner  
Case Nos. 96-406-A & 96-407-A

Dear Ms. Karras:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMS:bjs

cc: Mr. & Mrs. Jerry Ruth  
8812 Hinton Avenue, Baltimore, Md. 21219

People's Counsel

File

## Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1948 MERRITT BLVD.  
96-407-A which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 of B.C.Z.R. TO PERMIT A FRONT LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET TO APPROVE AN UNDERSIZED LOT PURSUANT SECTION 304 AS DETERMINED BY THE ZONING COMMISSIONER.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- 1) MOST LOTS IN AREA ARE 50' x MOST HOMES CONSTRUCTED IN AREA ARE ON 50' LOTS
- 2) EXISTING SETBACKS AS REQUIRED ARE MET & WILL BE MET

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

SHELLEY RUTH

(Type or Print Name)

Shelley Ruth

Signature

8812 HINTON AVE.

Address

BALTO MO 21219

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Shelley Ruth

Signature

Shelley Ruth

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

I, or we, solemnly declare and affirm, under the penalties of perjury, that these are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

BEVERLY KARRAS

(Type or Print Name)

Beverly Karras

Signature

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 288-3546

Address Phone No.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 017054

DATE: 4/7/96 ACCOUNT: 01-615

By: J.A. 402 AMOUNT: \$ 85.00

RECEIVED: Beverly Karas - 1946 Merritt Blvd.  
FROM: C/O - R's Val - \$ 50.00  
C/O - R's Val - \$ 35.00  
FOR: \$ 85.00

2140647943100007  
26-00000000-17-36 \$85.00

VALIDATION OR SIGNATURE OF CASHIER  
96-407



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 402 Petitioner: Beverly Karas

Location: 1946 Merritt Blvd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Beverly Karas

ADDRESS: 1946 Merritt Blvd

Baltimore MD 21222

PHONE NUMBER: 288-3946

Printed with Soybean Ink  
on Recycled Paper

12

TO: PUTNEY PUBLISHING COMPANY  
May 2, 1996 Issue - Jeffersonian

Please forward billing to:  
Beverly Karas  
1946 Merritt Blvd.  
Baltimore, MD 21222  
288-3946

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-407-A (Item 402)  
118 1946 Merritt Boulevard  
8/5 Merritt Boulevard, 1070' SW of c/1 Meadow Lane  
12th Election District - 7th Councilmanic  
Legal Owner(s): Beverly Karas  
Contract Purchaser: Shelley Ruth

Variance to permit a front lot width of 50 feet in lieu of the required 55 feet and for the Zoning Commissioner to provide relief under Section 304 for an undersized lot.

HEARING: THURSDAY, MAY 23, 1996 at 10:00 a.m. in Room 106, County Office Building.

LARGENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 25, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-407-A (Item 402)  
118 1946 Merritt Boulevard  
8/5 Merritt Boulevard, 1070' SW of c/1 Meadow Lane  
12th Election District - 7th Councilmanic  
Legal Owner(s): Beverly Karas  
Contract Purchaser: Shelley Ruth

Variance to permit a front lot width of 50 feet in lieu of the required 55 feet and for the Zoning Commissioner to provide relief under Section 304 for an undersized lot.

HEARING: THURSDAY, MAY 23, 1996 at 10:00 a.m. in Room 106, County Office Building.

Arnold Jablon  
Director

cc: Beverly Karas  
Shelley Ruth

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 16, 1996

Ms. Beverly Karas  
1946 Merritt Boulevard  
Baltimore, MD 21222

RE: Item No.: 402  
Case No.: 96-407-A  
Petitioner: Beverly Karas

Dear Ms. Karas:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 6, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: April 30, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 1946 and 1948 Merritt Boulevard

INFORMATION:

Item Number: 401 & 402

Petitioner: Karas Property

Property Size: \_\_\_\_\_

Zoning: DR 5.5

Requested Action: Variance and Undersized Lot Approval

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

There appears to be a conflict between the variance application and the undersized lot application. The undersized lot application elevation drawings indicate the building width is 32 feet, which would create a side yard variance on a 50 ft. wide lot. The variance application for the adjoining ownership on an undersized lot states setbacks will be met.

The Planning Office recommends approval of the undersized lot provided no side yard setback variances are needed, and the conflict between the two plans is amended. In addition, the parking area should not be a double wide pad in front of the house.

Prepared by: Jeffrey W. Lee

Division Chief: Garry L. Lewis

PK/JL:lw

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: May 6, 1996  
Department of Permits & Development  
Management

FROM: Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for May 6, 1996  
Item Nos. 399, 401, 402, 405, 406, 408

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

20989

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 04/30/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

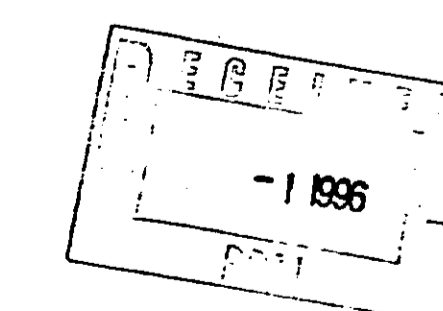
Location: DISTRIBUTION MEETING OF APRIL 29, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 400, 401, 402, 403, 404, 405, 406, 407, 408 and 409.



REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: 5-1-96  
FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: 4-29-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 401, 402, 404, 407, 408

RBS:sp

BRUCE2/DEPRM/TXTSBR

SHA Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 402 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2268 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#400 --- MJK

1. No undersized lot information.

#401 --- MJK

1. No undersized lot information.

#402 --- MJK

1. No undersized lot information.

#403 --- MJK

1. Need name of the "Heirs of Herman I. Altenburg & Augusta Altenburg".
2. Need authorization for personal representative for legal owner.
3. Need telephone number for legal owner.

#406 --- MJK

1. Notary section is incomplete/incorrect.

#407 --- JJS

1. Notary section is incomplete/incorrect.

#409 --- JCM

1. No section number or wording on petition form.
2. No telephone number for legal owner.

4/29/96

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM  
TO: Director, Office of Planning & Community Conservation  
401 Boyley Av  
Towson, MD 21204  
FROM: Arnold Jablon, Director, Department of Permits & Development Management  
RE: Undersized Lots  
Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.  
MINIMUM APPLICANT SUPPLIED INFORMATION:  
1. Lot Address: 1948 Merritt Blvd  
2. Lot Location: W 5 W 1/4 of Lot 10 of Subdivision 1046  
3. Lot Area: 1470 sq. ft.  
4. Lot Owner: Beverly Karras  
5. Address: 1948 Merritt Blvd  
6. Telephone Number: 286-3446  
CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation  
1. This Recommendation Form (2 copies) ☒ ☐  
2. Permit Application ☒ ☐  
3. Site Plan ☒ ☐  
4. Building Elevation Drawings ☒ ☐  
5. Photographs (taken within 90 days of application) ☒ ☐  
6. Surrounding Neighborhood ☒ ☐  
RECOMMENDATIONS/COMMENTS:  
☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:  
Signed by: \_\_\_\_\_ Date: \_\_\_\_\_  
Office of Planning & Community Conservation  
Revised 9/5/95

RE: PETITION FOR VARIANCE  
1948 Merritt Boulevard, N/S Merritt Blvd.  
1070' SW of c/l Meadow Lane  
12th Election District, 7th Councilmanic  
Legal Owner: Beverly Karras  
Contract Purchaser: Shelley Ruth  
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County  
Charles S. Demilio  
CAROLS S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to Beverly Karras, 1948 Merritt Boulevard, Baltimore, MD 21222, and to Shelley Ruth, 8812 Hinton Avenue, Baltimore, MD 21219, Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

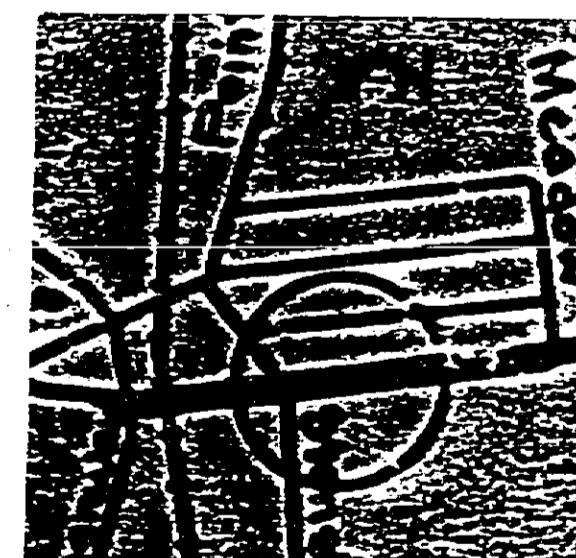
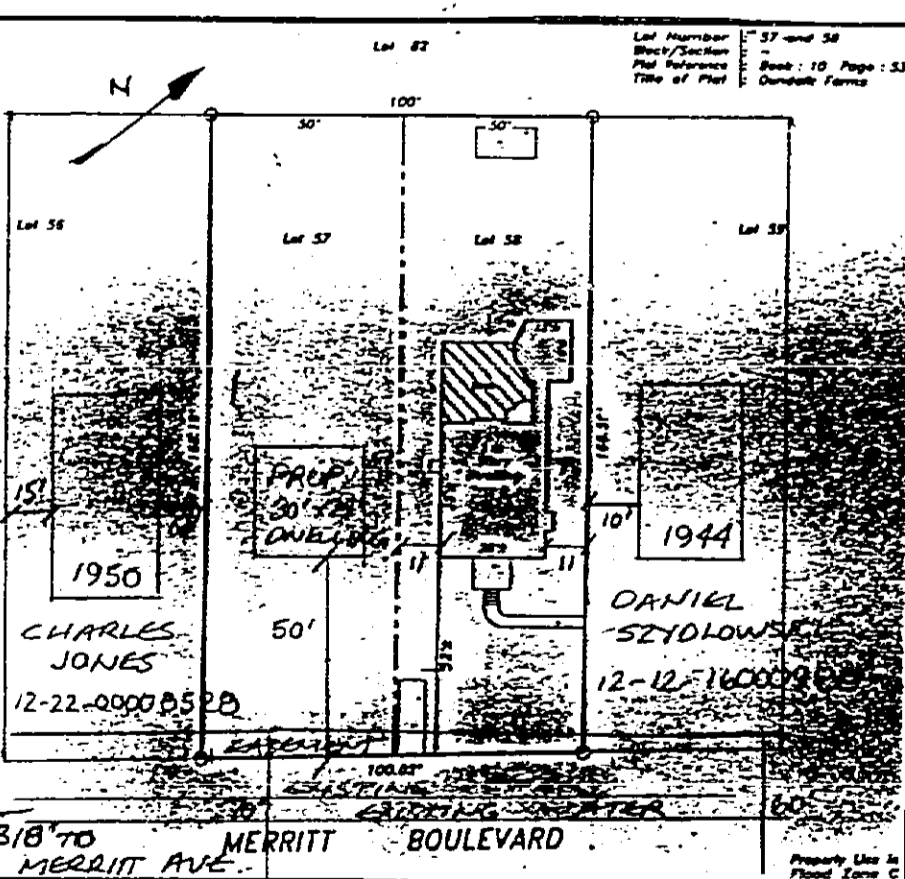
Property address: 1948 Merritt Blvd.  
Subdivision name: Dundalk Farms  
plat book: 10 folio: 53.  
Owner: Beverly Karras  
Date: April 15, 1996  
Scale: 1"=50'

Zoning Office Use ONLY!

reviewed by item # case #  
MJK 402

Location Information

Councilmatic District: 7 Lot size: .19 acres / 8,049 sq. ft.  
Election District: 12 Public sewer and water exists  
1"-200" scale map: SE-4F Lot does not lie in Chesapeake Bay Critical Area  
Zoning: DR. 5.5 No prior zoning hearings



VICINITY MAP  
SCALE: 1"=1000'

Pet Ex #1

U-LOH-96

